

**5 Highfield Court Foxwood Close  
Bassaleg  
Newport**



**WELL PRESENTED FIRST FLOOR FLAT WITH SUPERB VIEWS**

- FIRST FLOOR LOCATION
- TWO DOUBLE BEDROOMS
- SPACIOUS LOUNGE/DINER WITH SEPARATE KITCHEN
- STYLISH EN-SUITE BATHROOM PLUS MAIN SHOWER ROOM
- SIT-OUT BALCONY WITH BEAUTIFUL VIEWS
- TWO LARGE STORE CUPBOARDS
- COMMUNAL GARDENS
- ALLOCATED PARKING
- NEAR TO AMENITIES AND ROAD CONNECTIONS
- NO ONWARD CHAIN

**Chain Free £180,000**



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01443 485000

## **Highfield Court, Bassaleg, NP10 8QB**

### **Introduction**

A fantastic opportunity to purchase this spacious and well presented flat located on the first floor of this sought-after apartment block in Bassaleg, just minutes from excellent amenities and major road connections. Within walking distance there are bus stops, shops and well regarded primary and secondary schools as well as the M4 motorway being a short drive away.

On entering the flat you are welcomed into the hallway which leads off to two double bedrooms (en-suite to bedroom 1), family shower room, kitchen and a spacious lounge/diner with doors leading out to the balcony which benefits from pleasant, far-reaching views. There are also two large store cupboards located in the hallway as well as both bedrooms benefitting from built-in wardrobes.

The flat has been improved in recent years to include a new en-suite bathroom, new uPVC windows and an upgraded gas boiler.

Outside, there is an allocated parking space and pleasant communal gardens mainly laid to lawn

Further information can be found below;

### **Council tax**

Band D

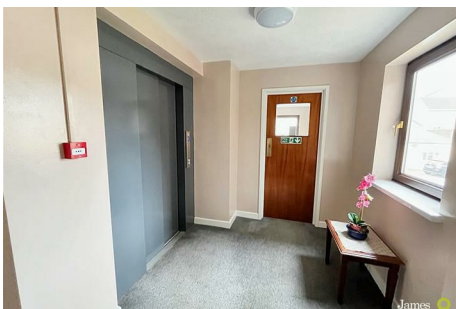
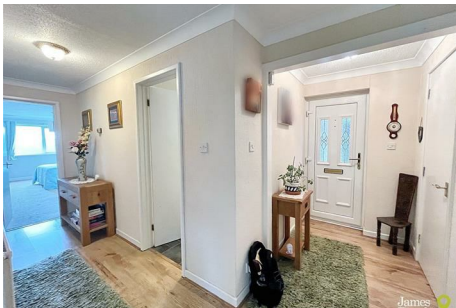
### **Tenure**

Leasehold. 999 years from May 2016. We are advised there is a monthly fee payable for the service charge and ground rent which equates to approximately £112.


### **Viewing**

By prior appointment with vendors agents James Douglas. Tel: 01633 212666.

These particulars do not constitute an offer or contract of sale. Whilst every care is taken in the preparation of these particulars, their accuracy cannot be guaranteed and prospective purchasers should satisfy by inspection or otherwise as to the correctness of any statements or information contained therein.



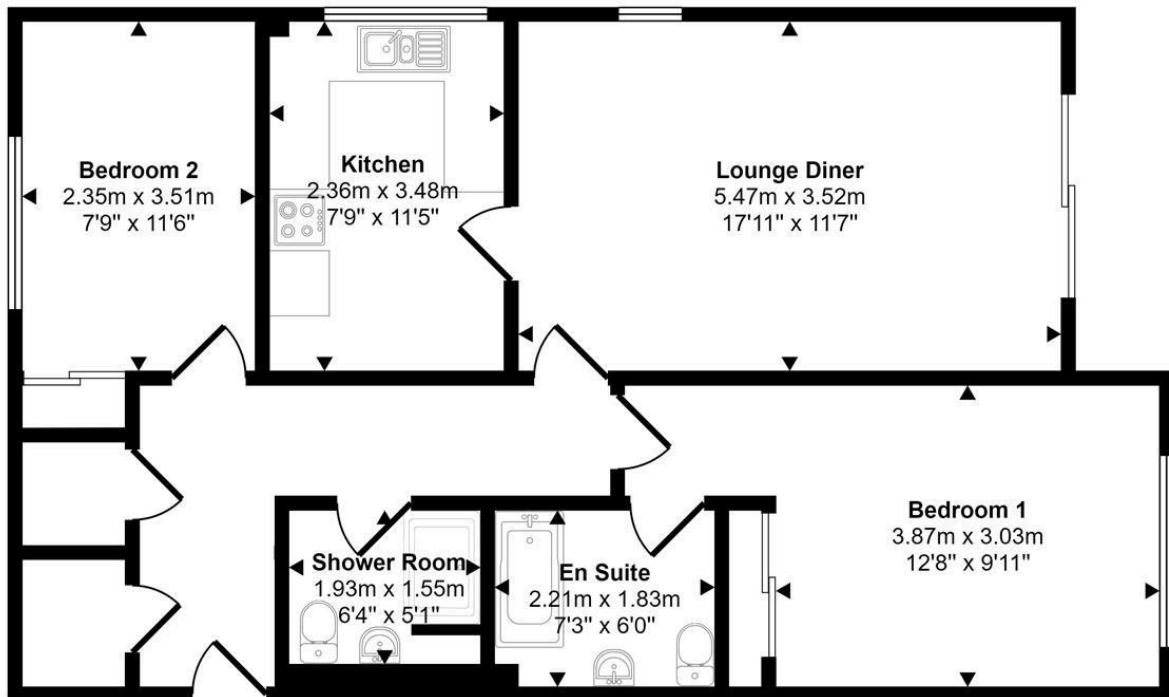
## Energy Efficiency Rating

|  | Current   | Potential |
|--|---|-----------|
| <i>Very energy efficient - lower running costs</i> |   |           |
| (92 plus) <b>A</b>                                 |   |           |
| (81-91) <b>B</b>                                   |   |           |
| (69-80) <b>C</b>                                   |   |           |
| (55-68) <b>D</b>                                   |   |           |
| (39-54) <b>E</b>                                   |   |           |
| (21-38) <b>F</b>                                   |   |           |
| (1-20) <b>G</b>                                    |   |           |
| <i>Not energy efficient - higher running costs</i> |   |           |
|  | <b>74</b>   | <b>80</b> |
| <b>England &amp; Wales</b>                         | EU Directive 2002/91/EC  |           |

## Environmental Impact (CO<sub>2</sub>) Rating

|  | Current   | Potential |
|--|---|-----------|
| <i>Very environmentally friendly - lower CO2 emissions</i> |   |           |
| (92 plus) <b>A</b>   |   |           |
| (81-91) <b>B</b>   |   |           |
| (69-80) <b>C</b>   |   |           |
| (55-68) <b>D</b>   |   |           |
| (39-54) <b>E</b>   |   |           |
| (21-38) <b>F</b>   |   |           |
| (1-20) <b>G</b>  |   |           |
| <i>Not environmentally friendly - higher CO2 emissions</i> |   |           |
|  |   |           |
| <b>England &amp; Wales</b>                                 | EU Directive 2002/91/EC  |           |

Approx Gross Internal Area  
73 sq m / 786 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.